



OFFICE OF THE MAYOR
CITY OF CHICAGO

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CONTACT:

Mayor's Press Office

(312) 744-3334

press@cityofchicago.org

Department of Planning and Development (DPD)

(312) 744-9267

LGBTQ-FRIENDLY AFFORDABLE HOUSING APPROVED FOR LOGAN SQUARE

An 88-unit, LGBTQ-friendly housing development will be built in Logan Square through financial assistance approved today by City Council.

Planned for the northeast corner of Milwaukee and Campbell Avenues by the non-profit Metropolitan Housing Development Corp., the \$23.6 million John Pennycuff Memorial Apartments will include a mix of studio, one- and two-bedroom affordable apartments targeted towards LGBTQ tenants.

Forty-one of the units in the triangular, seven-story building will be offered to residents with incomes up to 60 percent of area median income and the remainder will be leased to Chicago Housing Authority (CHA) tenants. On-site amenities will include a community room, laundry facilities, management offices, an outdoor patio, and ground-floor commercial space.

City support will include up to \$16 million in Multi-Family Housing Revenue Bonds for construction financing and \$564,000 in Low Income Housing Tax Credits that will generate \$5.7 million in equity for the project. Additional funding will include \$12 million in capital funds from the CHA and a private mortgage loan.

Designed by CSA Partners LTD, the brick and fiber cement-clad building will be named for LGBTQ rights activist John Pennycuff, who died in 2012.

Another City-supported LGBTQ-friendly housing complex, Town Hall Apartments, opened in Lakeview in 2014.

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PROPERTY TAX INCENTIVE WILL SUPPORT REHAB OF FULTON-RANDOLPH MARKET DISTRICT BUILDING

A Class L property tax incentive approved by City Council today will support the \$18.4 million rehabilitation of a two-story commercial building in the Fulton-Randolph Market District.

ASB 939 Fulton LLC will use the Class L tax incentive to support improvements to 933-943 W. Fulton Market, including masonry and window repairs and the addition of a third story. An estimated 75 permanent and 50 temporary jobs are expected from the project.

The building was originally built in 1915 for Wm. Schukraft & Sons, manufacturers of wagon and truck bodies. By 1928, it was repurposed and housed meat and poultry wholesalers.

The Fulton-Randolph Market District was designated as an official City historic district in September 2015. Consisting of 87 contributing buildings, the district encompasses Chicago's oldest and last remaining public market occupied by wholesale produce vendors and meatpacking outlets.

The Class L tax incentive lowers the rate on designated landmarks or a contributing building in a landmark district undergoing significant rehabilitation. The incentive will reduce taxes on the property by an estimated \$4.8 million over 12 years.

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NEW SENIOR CENTER APPROVED FOR NORTH LAWNDALE

A \$3.7 million senior center will be built in North Lawndale through a plan approved today by City Council.

The plan will amend the deed on formerly City-owned land at 3739 W. Ogden Ave. currently being used as a parking lot. The amendment will enable the lot owner, Lawndale Christian Health Center, to construct the 20,000-square-foot senior facility on the site, including a kitchen, dining room, physical therapy room, game room, exercise room, library, health clinic space and offices.

Founded in 1984, the Lawndale Christian Health Center is a community-based nonprofit organization that provides primary care services to residents of Chicago's West Side.

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